WELCOME!

We are glad you have joined us for today’s meeting. The Board of Zoning Adjustment (BZA) is an advisory board to City Council composed of citizen members who voluntarily and without compensation devote their time and talents to a variety of zoning and land development issues in the community. All BZA recommendations are subject to final action by City Council. We anticipate that the minutes of today’s meeting will be presented at the City Council meeting on Tuesday, June 25, 2018, for approval of recommended actions.

GENERAL RULES OF ORDER

ROBERT’S RULES OF ORDER govern the conduct of the meeting. In accordance with Section 286.0114, Florida Statutes, any member of the public can be heard on any matter before the board today. If the item is listed on the consent agenda, you may ask that the item be pulled and placed on the regular agenda. You may then speak on that item when discussed on the regular agenda. However, since a general time limit of (5) minutes is allotted to each proponent/opponent of an issue, large groups are asked to name a spokesperson. If you wish to appear before the Board, please fill out an Appearance Request/Lobbyist Registration form and give it to the Recording Secretary. When you are recognized by the Chairperson, state your name and address and speak directly into the microphone.

APPEALS

Any person desiring to appeal a recommended action of the Board will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made. A request for a new hearing (appeal) must be filed with the Board of Zoning Adjustment Recording Secretary by 5:00 P.M., Tuesday, May 29, 2018. The BZA Recording Secretary is located in the City Planning Division on the sixth floor of City Hall. There is a $250 fee for this appeal. CAUTION: Untimely filing by any appellant shall result in an automatic denial of the appeal.

Thank you for participating in your government and making Orlando truly “The City Beautiful.”

OPENING SESSION

- Determination of a quorum
- Call to order at 2:00 PM or as soon thereafter as possible
- Pledge of Allegiance
- Consideration of April 24, 2018 BZA meeting minutes
• In accordance with Section 286.0114, Florida Statutes, any member of the public can be heard on any matter before the board today. If the item is listed on the consent agenda, you may ask that the item be pulled and placed on the regular agenda. You may then speak on that item when discussed on the regular agenda. Please fill out a speaker request form and hand it to the Board secretary.

CONSENT AGENDA

1. **VAR2018-10014**  
   **629 TERRACE BLVD.**
   
   Applicant: Roger Neves, Phil Kean Designs, 912 W. Fairbanks Ave., Winter Park, FL 32789
   
   Owner: Kathleen Farmer, 629 Terrace Blvd., Orlando, FL 32803
   
   Location: 629 Terrace Blvd. (± 1.03 acres)
   
   District: 3
   
   Project Planner: TeNeika Neasman (407.246.4257, teneika.neasman@cityoforlando.net)
   
   Requested variance:
   
   • Variance of 3.3 ft. to allow an inline rear addition to encroach 4.2 ft. into the side yard setback.
   
   Recommended action: Approval of the requested variance, subject to the conditions in the staff report.

2. **VAR2018-10015**  
   **140 PAGE ST.**
   
   Applicant/Owner: Fernando Zuniga, 673 W. Comstock Ave., Winter Park, FL 32789
   
   Location: 140 Page St. (± 0.15 acres)
   
   District: 4
   
   Project Planner: Katy Magruder (407.246.3355, kathleen.magruder@cityoforlando.net)
   
   Requested variance:
   
   • Variance of 4.5 ft. to allow a front porch to be set back 12.5 ft. from the front property line, where 17 ft. is required for a front porch in the Traditional City overlay district.
   
   Recommended action: Approval of the requested variance, subject to the conditions in the staff report.
3. **VAR2018-10016** 2800 VINE ST.
   
   Applicant/Owner: Carlos & Mary Roche, 2800 Vine St., Orlando, FL 32806
   
   Location: 2800 Vine St. (± 0.25 acres)
   
   District: 4
   
   Project Planner: Michaëlle Petion (407.246.3837, michaelle.petion@cityoforlando.net)
   
   Requested variance:
   
   - Variance of 2 ft. to allow a 6 ft. tall fence, where 4 ft. is the maximum allowed.
   
   Recommended action: Approval of the requested variance, subject to the conditions in the staff report.

REGULAR AGENDA

4. **VAR2018-10007** 1636 OAKMONT LN.
   
   Applicant/Owner: Brian Powers, 1636 Oakmont Ln., Orlando, FL 32804
   
   Location: 1636 Oakmont Ln. (± 0.20 acres)
   
   District: 3
   
   Project Planner: Jacques Coulon (407.246.3427, jacques.coulon@cityoforlando.net)
   
   Requested variances:
   
   A. Variance to allow an accessory dwelling unit on a lot 1.4 times the minimum lot size, where R-1/T requires the lot to be 2 times the minimum lot size;
   
   B. Variance of 7 ft. to allow a rear yard setback of 8 ft., where 15 ft. is required; and
   
   C. Variance of 2 ft. to allow two curbcuts with a 40 ft. separation, where 42 ft. is required.
   
   Recommended action: Approval of Variances A and C, subject to the conditions in the staff report, and denial of Variance B and approval of a lesser variance of 3 ft.

5. **VAR2018-10018** 516 GREELY ST.
   
   Applicant/Owner: James & Deborah Lee, 516 Greely St., Orlando, FL 32804
   
   Location: 516 Greely St. (± 0.23 acres)
   
   District: 3
   
   Project Planner: Jim Burnett (407.246.3609, james.burnett@cityoforlando.net)
   
   Requested variances:
   
   A. Variance of 1 ft. to allow a 1 ft. buffer next to an extended driveway, where a minimum 2 ft. buffer is required between a driveway and the adjacent lot line; and
   
   B. Variance of ±4 ft. to allow a 25.75 ft. wide driveway, where Code only allows for a 21.75 ft. maximum width for a single-family residential driveway.
   
   Recommended action: Approval of the requested variances, subject to the conditions in the staff report.
6. **VAR2018-10017** 3904 VIRGINIA DR.

Applicant/Owner: Kimberly Hosley, 3904 Virginia Dr., Orlando, FL 32803

Location: 3904 Virginia Dr. (± 0.21 acres)

District: 3

Project Planner: Jim Burnett (407.246.3609, james.burnett@cityoforlando.net)

Requested variance:

- Variance to retroactively allow the one required parking space to be in front of the house, within the front setback, where said parking space is required to be located behind the 25-ft. front setback.

Recommended action: Denial of the request.

OLD/NEW BUSINESS & ANNOUNCEMENTS

- No items.

ADJOURNMENT